

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #00011
Vintage Heights 9th Addition

Date: June 19, 2001

PROPOSAL: A final plat consisting of 36 residential lots

GENERAL INFORMATION:

APPLICANT: Robert Dean
Engineering Design Consultants
630 N. Cotner Blvd., Suite 105
Lincoln, NE 68505

OWNER: Robert Hampton
Pine Lake Development LLC
6101 Village Drive, Suite 101
Lincoln, NE 68516

LOCATION: Oakville Road and Parducci Road

LEGAL DESCRIPTION: Outlot B, Vintage Heights 7th Addition, located in the SE 1/4 of Section 14, T9N, R7E of the 6th P.M., Lancaster County, Nebraska.

REQUESTED ACTION: Approve final plat

EXISTING ZONING: R-3 Residential

SIZE: 10.29 acres, more or less

HISTORY:

Vintage Heights 2nd Addition Preliminary Plat #99002 was approved on June 16, 1999 by the Planning Commission.

Vintage Heights 2nd Addition Community Unit Plan was approved on September 27, 1999 by the Planning Commission.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat and Community Unit Plan.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

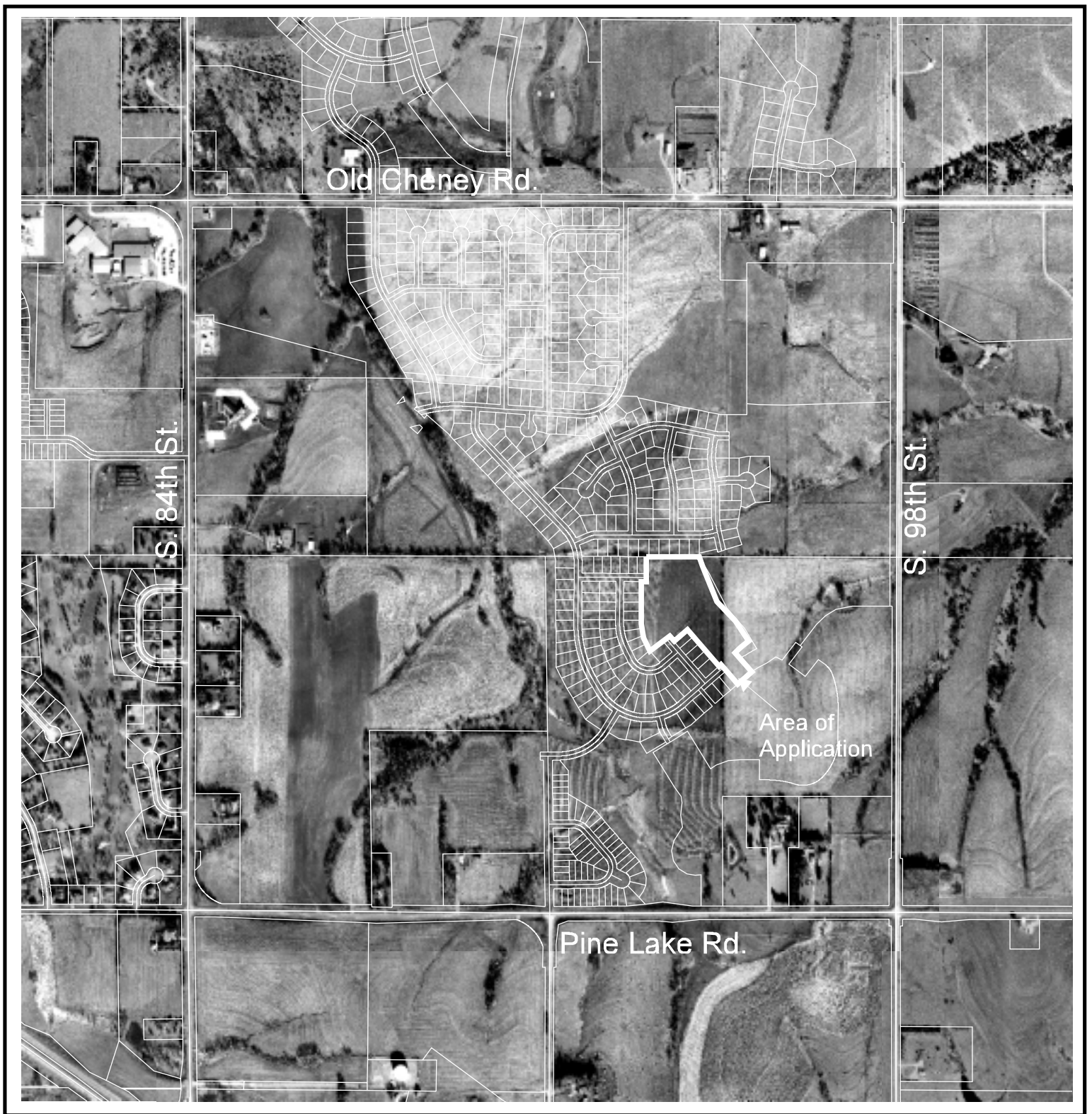
A subdivision agreement is required and will be submitted to the owners for their signature.

STAFF RECOMMENDATION: Approval

Jason Reynolds
Planner

attachments:

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Final Plat #00011
Vintage Heights 8th Add.
S. 98th & Old Cheney Rd.

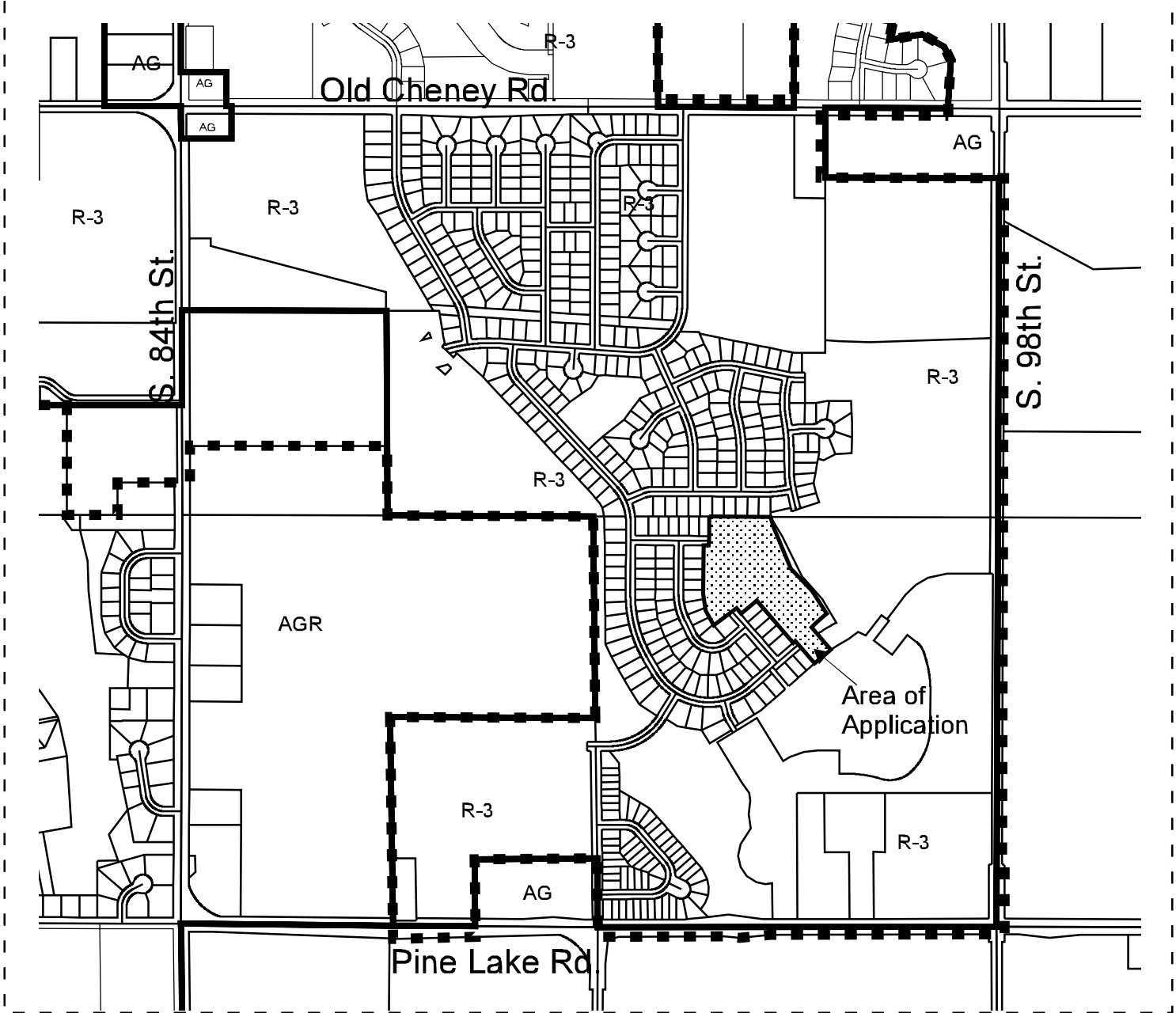


Sheet _____ of _____

Date: _____

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

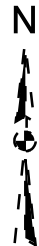
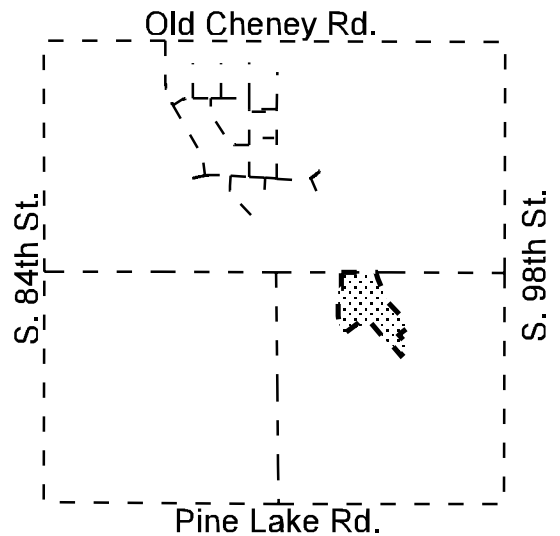
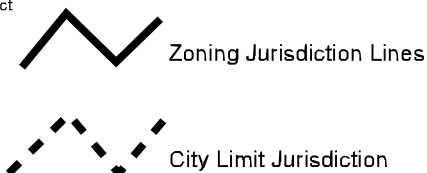


Final Plat #00011
Vintage Heights 9th Add.
S. 98th & Old Cheney Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R7E



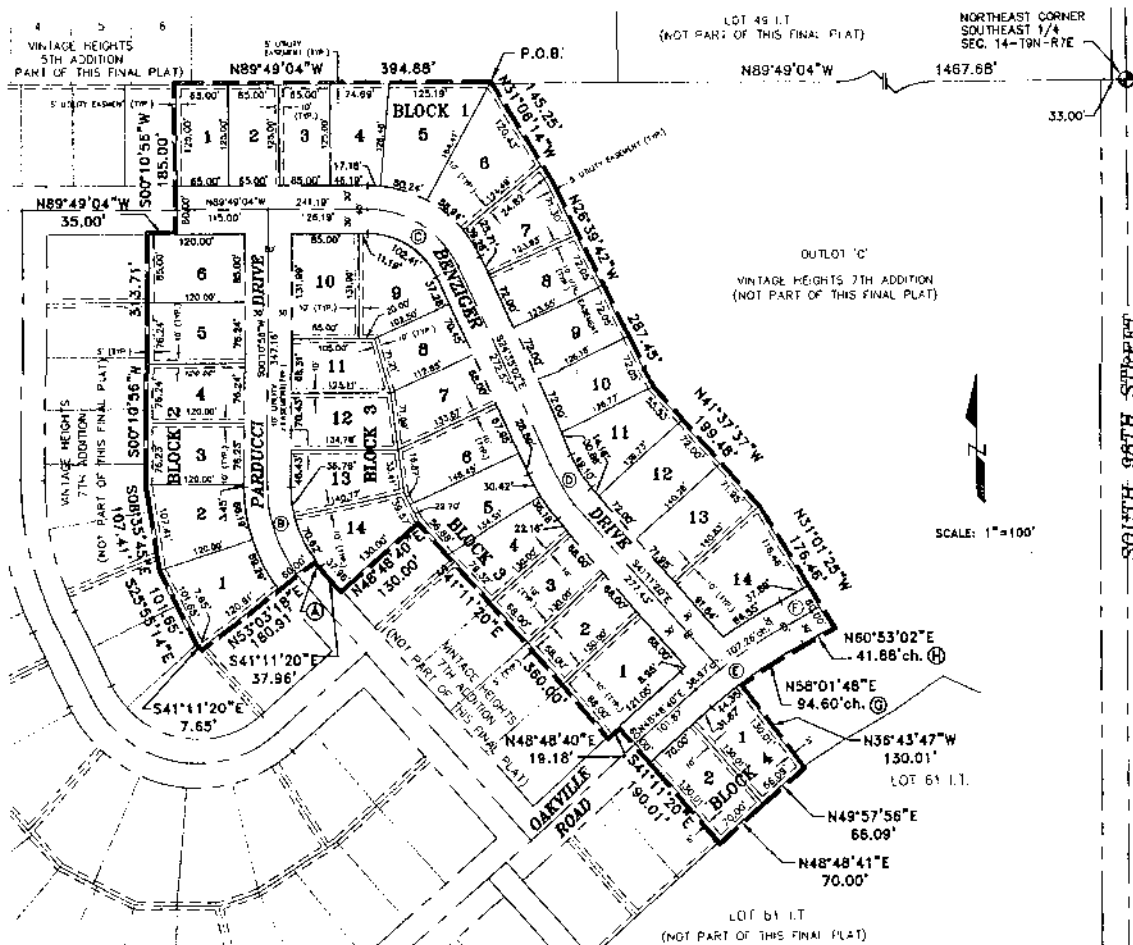
Sheet ___ of ___
 Date: _____

VINTAGE HEIGHTS 9TH ADDITION

FINAL PLAT

INDEX OF SHEETS

- SHEET 1 - FINAL PLAT
SHEET 2 - SURVEYORS CERTIFICATE AND LOT AREA TABLE
SHEET 3 - DEDICATION AND ACKNOWLEDGEMENTS, LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS, PLANNING COMMISSION APPROVAL



CURVE DATA

<p>Ⓐ Δ=414.38' R=150.00' L=11.11' T=5.56' CB=S39°04'01"E LC=11.11'</p>	<p>Ⓑ Δ=37°07'37" R=180.00' L=116.64' T=60.45' CB=S18°22'53"E LC=114.61'</p>	<p>Ⓒ Δ=6514.02' R=125.00' L=142.32' T=79.99' CB=N57°12'03"W LC=134.76'</p>	<p>Ⓓ Δ=16°36'18" R=200.00' L=57.96' T=29.19' CB=S32°33'11"E LC=57.76'</p>	<p>Ⓔ Δ=1358.44' R=600.00' L=146.39' T=73.56' CB=S55°48'02"W LC=146.02'</p>	<p>Ⓕ Δ=3°48'33" R=600.00' L=39.89' T=19.95' CB=N60°53'07"E LC=39.88'</p>	<p>Ⓖ Δ=9°31'11" R=570.00' L=94.71' T=47.46' CB=N58°01'48"E LC=94.60'</p>	<p>Ⓗ Δ=3°48'55" R=528.01' L=41.89' T=20.95' CB=N60°53'02"E LC=41.88'</p>
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Date: 5/21/2001



APPLICATION FOR A FINAL PLAT

Lincoln Municipal Code, Title 26, City Jurisdiction

ADDRESS OR LOCATION OF PLAT:

Outlot 'B', Vintage Heights 7th
Addition, in the southeast 1/4 of
Sec. 14, T9N R7E

SUBDIVIDER:

Name: Robert D. Hampton
Address: Pine Lake Development, LLC
6101 Village Drive, Suite 101
Lincoln, NE 68516
Telephone #: (402) 434-5650

OWNER:

Name: same
Address:
Telephone #: ()

PLANNING DEPARTMENT USE ONLY
RECEIPT NO.
DATE
PRELIMINARY PLAT #
FEE PAID

AGENT (Authorized to act on Subdivider's behalf):

Name: Robert L. Dean
Address: Engineering Design Consultants, LLC
630 No. Cotner Blvd., Ste. 105
Lincoln, NE 68505
Telephone #: (402) 464-4011

ANY OTHER ASSOCIATES:

Name:
Address:
Telephone #: ()

NAME OF FINAL PLAT: Vintage Heights 9th Addition Number of Lots: 36

- a) Does the subdivider have any interest in the land surrounding the plat? Yes ☒ No ☐. If yes, please describe the nature of such interest: Owner/developer Vintage Heights 5th Addition, Vintage Heights 7th Addition, and Vintage Heights 8th Addition.
- b) Will the final plat require any zoning or other action (use permit, special permit, P.U.D., C.U.P., change of zone or vacations) to complete the development? Yes ☐ No ☒. If yes, please describe the nature of the action:
- c) The final plat is based upon the preliminary plat for Vintage Heights 2nd Addition, approved by City Council on Sept. 27, 1999, Resolution No. A-79750.
- d) Is the final plat consistent with the approved preliminary plat? Yes ☒ No ☐. If not, please explain the proposed changes and the reasons therefor:
- e) Have all of the improvements required by the preliminary plat been completed? Yes ☒ No ☐. (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:

Applicant's Signature:



Robert L. Dean

Date:

4-17-01



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

March 10, 2000

John Bradley
Planning Department
County-City Bldg.
555 South 10th Street
Lincoln, NE 68508

Re: Vintage Heights 9th Addition
Final Plat, Project # 99-022

Dear John:

Enclosed are 15 prints of the above referenced Final Plat, a check in the amount of \$460.00 for the application fee, the completed application form, and one set of prints reduced to 8 1/2" x 11". The proposed plat is generally located in Outlot "B" Vintage Heights 7th Addition, in the southeast one quarter of Section 14, T9N, R7E of the 6th P.M. city of Lincoln, Lancaster County, Nebraska, and more particularly described in the Surveyor's Certificate. The City Treasurer is preparing the tax status form and Nebraska Title Company is preparing an ownership certificate.

The proposed plat consists of 36 lots. The Owner and Developer of this property are Mr. Robert D. Hampton, Managing Member, Pine Lake, L.L.C., 6101 Village Drive, Suite 101, Lincoln, Nebraska 68516, phone number (402) 434-5650.

Please contact me if you have any further questions or require addition information.

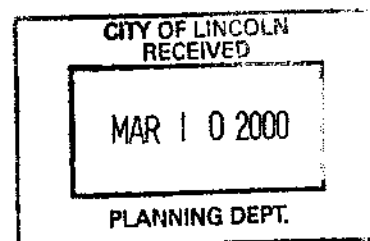
Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Dean".

Robert L. Dean, P. E.

Enclosures

cc: Bob Lewis



**REVISED
OWNERSHIP CERTIFICATE**

TO: ENGINEERING DESIGN CONSULTANTS
 630 N. COTNER BLVD., SUITE 105
 LINCOLN, NE 68505

FILE NO: **5906CT**

CAPITOL TITLE, authorized to engage in the business of abstracting, hereby certifies that the records of LANCASTER County, Nebraska have been carefully examined with reference to the Owner(s) of Record of the following described real estate, and from such examination finds the following:

LEGAL DESCRIPTION:

Outlot B, Vintage Heights 7th Addition, Lincoln, Lancaster County, Nebraska

NOTE: Proposed Plat of Vintage Heights 9th Addition

OWNER OF RECORD:

PINE LAKE DEVELOPMENT, L.L.C., a Nebraska Limited Liability Company

LIENHOLDER OF RECORD:

Deed of Trust Construction Security Agreement with Future Advances executed by PINE LAKE DEVELOPMENT, L.L.C., a Nebraska Limited Liability Company, Trustors -to- PINNACLE BANK, Trustee and Beneficiary, securing the sum of \$9,000,000.00, dated and filed March 2, 2001 as Instrument Number 01-9928 in the office of the Register of Deeds of Lancaster County, Nebraska.

DATED THIS 6TH DAY OF JUNE 2001 AT 8:00 A.M.

CAPITOL TITLE

BY: _____

Markiss A. Oetken
Registered Abstracter
Certificate of Authority No. 529

NOTE: THIS OWNERSHIP CERTIFICATE DOES NOT PASS ON THE MARKETABILITY OF THE TITLE, NOR DOES IT GUARANTEE THE LEGALITY OR SUFFICIENCY OF ANY INSTRUMENT IN THE CHAIN OF TITLE TO SAID DESCRIBED REAL PROPERTY. LIABILITY OF ERRORS AND OMISSIONS IS LIMITED TO THE AMOUNT OF THE CHARGES FOR THE PREPARATION OF THIS CERTIFICATE. THIS CERTIFICATE IS MADE FOR THE BENEFIT OF THE ABOVE ADDRESSED AND IS NOT TO BE USED BY ANY OTHER ENTITY FOR ANY OTHER PURPOSE.